

Fill in this information to identify the case:

Debtor 1 Nicholas J. Adkins

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Eastern District of Michigan

Case number 17-44061-pjs

Official Form 410S1**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as Trustee of the
Name of creditor: Preston Ridge Partners Investments II Trust **Court claim no. (if known):** 6

Last 4 digits of any number you use to
identify the debtor's account: 3 9 6 0

Date of payment change:
Must be at least 21 days after date
of this notice 07/01/2020

New total payment: \$ 1,211.51
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 454.54 **New escrow payment:** \$ 463.84

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____% **New interest rate:** _____%

Current principal and interest payment: \$ _____ **New principal and interest payment:** \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____ **New mortgage payment:** \$ _____

Debtor 1 Nicholas J. Adkins
First Name Middle Name Last Name

Case number (if known) 17-44061-pjs

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons

Date 5/11/2020

Signature

Print: Molly Slutsky Simons
First Name Middle Name Last Name

Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address 394 Wards Corner Road, Suite 180
Number Street

Loveland OH 45140
City State ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com

Analysis Date: May 05, 2020

NICHOLAS J ADKINS
SHANNON ADKINS
4736 PELTON RD
CLARKSTON MI 48346

Loan: [REDACTED]

Property Address:
4736 PELTON ROAD
CLARKSTON, MI 48346

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from July 2019 to June 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information		Current:	Effective Jul 01, 2020:
Principal & Interest Pmt:		747.67	747.67
Escrow Payment:		454.54	463.84
Other Funds Payment:		0.00	0.00
Assistance Payment (-):		0.00	0.00
Reserve Acct Payment:		0.00	0.00
Total Payment:		\$1,202.21	\$1,211.51

Escrow Balance Calculation	
Due Date:	May 01, 2020
Escrow Balance:	2,400.67
Anticipated Pmts to Escrow:	909.08
Anticipated Pmts from Escrow (-):	2,319.00
Anticipated Escrow Balance:	\$990.75

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	1,227.54	(838.06)
Jul 2019	446.01	909.08		*		1,673.55	71.02
Aug 2019	446.01			*		2,119.56	71.02
Aug 2019				1,710.56	* City/Town Tax	2,119.56	(1,639.54)
Sep 2019	446.01	929.80	1,673.55	*	* City/Town Tax	892.02	(709.74)
Oct 2019	446.01	950.52		*		1,338.03	240.78
Nov 2019	446.01	950.52		*		1,784.04	1,191.30
Dec 2019	446.01			*		2,230.05	1,191.30
Dec 2019				1,257.33	* City/Town Tax	2,230.05	(66.03)
Jan 2020	446.01	950.52		*		2,676.06	884.49
Feb 2020	446.01	475.26	1,359.56	*	* City/Town Tax	1,762.51	1,359.75
Mar 2020	446.01	475.26		*		2,208.52	1,835.01
Apr 2020	446.01	475.26		*		2,654.53	2,310.27
May 2020	446.01			*		3,100.54	2,310.27
May 2020		90.40		*	* Escrow Only Payment	3,100.54	2,400.67
Jun 2020	446.01		2,319.00	*	* Homeowners Policy	1,227.55	2,400.67
					Anticipated Transactions	1,227.55	2,400.67
May 2020		454.54					2,855.21
Jun 2020		454.54		2,319.00	Homeowners Policy		990.75
	\$5,352.12	\$7,115.70	\$5,352.11	\$5,286.89			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 5,352.11. Under Federal law, your lowest monthly balance should not have exceeded 892.02 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: May 05, 2020

NICHOLAS J ADKINS

Loan:

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	990.75	1,270.00
Jul 2020	440.57			1,431.32	1,710.57
Aug 2020	440.57			1,871.89	2,151.14
Sep 2020	440.57	1,710.56	City/Town Tax	601.90	881.15
Oct 2020	440.57			1,042.47	1,321.72
Nov 2020	440.57			1,483.04	1,762.29
Dec 2020	440.57	1,257.33	City/Town Tax	666.28	945.53
Jan 2021	440.57			1,106.85	1,386.10
Feb 2021	440.57			1,547.42	1,826.67
Mar 2021	440.57			1,987.99	2,267.24
Apr 2021	440.57			2,428.56	2,707.81
May 2021	440.57			2,869.13	3,148.38
Jun 2021	440.57	2,319.00	Homeowners Policy	990.70	1,269.95
	<u>\$5,286.84</u>	<u>\$5,286.89</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 881.15. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 881.15 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 990.75. Your starting balance (escrow balance required) according to this analysis should be \$1,270.00. This means you have a shortage of 279.25. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 12 months.

We anticipate the total of your coming year bills to be 5,286.89. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	440.57
Surplus Amount:	0.00
Shortage Amount:	23.27
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$463.84</u>

Paying the shortage: If your shortage is paid in full, your new monthly payment will be \$1,188.24 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
DETROIT DIVISION**

In Re:

Case No. 17-44061-pjs

Nicholas J. Adkins

Chapter 13

Debtor.

Judge Phillip J. Shefferly

PROOF OF SERVICE

The undersigned does hereby certify that a copy of the Notice of Mortgage Payment Change has been duly electronically serviced, noticed or mailed via U.S. First Class Mail, postage prepaid on May 11, 2020 to the following:

Nicholas J. Adkins, Debtor
4736 Pelton Rd
Clarkston, MI 48346

Brian J. Small, Debtor's Counsel
bankruptcy@thavgross.com

David Wm Ruskin, Trustee
ecf-emails@det13.com

United States Trustee's Office
(registeredaddress)@usdoj.gov

Respectfully Submitted,

/s/ Molly Slutsky Simons

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Attorney for Creditor